WARRANTY DEED

BOOK 8145 PAGE 455

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $52,900.00.

Affiant

Sworn to and subscribed before me this 26 day of June, 1990.

Notary Public

My Commission Expires: 1-5-94

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
Toy A. Winston 1600 Douglas Ave Nashville, Tn 37206	Morris Kraft 210 25th Ave N Nashville, Tn 37203

Map - Parcel Number:

Map 83-2, Parcel 192

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MORRIS KRAFT, MAXIE D. BIENER and BRUCE E. BUCHMAN and LEE S. KRAFT, TRUSTEES, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto TOY A. WINSTON, hereinafter called grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot #101 on the Map of Dr. E. T. Brown's Subdivision of lots 21 to 26, Brownsville Addition, as of record in Book 338, page 91, Register's Office for Davidson County, Tennessee.

Said Lot #101 fronts 50 feet on the south side of Douglas Avenue and runs back between parallel lines, 155 feet to an alley.

Being the same property conveyed to Morris Kraft as to a one-third undivided interest; Maxie D. Biener as to a one third undivided interest; and Calvin A. Buchman as to a one-third undivided interest by deed from Martha Adel Crick, Trustee, of record in Book 6110, page 196, Register's Office for Davidson County, Tennessee, the said Calvin A. Buchman having since died and devised his interest in said property to Bruce E. Buchman and Lee S. Kraft, Trustees, of record in Will Book 147, page 210, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1600 East Douglas Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns, forever; and we do covenant with the said grantee that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand, this 25 day of June, 1990.

Morris Kraft
MORRIS KRAFT

Maxie D. Biener
MAXIE D. BIENER

BRUCE E. BUCHMAN, Trustee

Lee S. Kraft Trustee
LEE S. KRAFT, Trustee

By: Lee S. Kraft Atty in fact
LEE S. KRAFT, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORRIS KRAFT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of June, 1990.

Robert Fox
NOTARY PUBLIC

My Commission Expires: 1-9-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXIE D. BIENER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of June, 1990.

Robert Fox
NOTARY PUBLIC

My Commission Expires: 1-9-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE S. KRAFT, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of July 1990.

NOTARY PUBLIC

My Commission Expires: 1-9-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE S. KRAFT, the duly authorized attorney-in-fact for BRUCE E. BUCHMAN, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of July 1990.

NOTARY PUBLIC

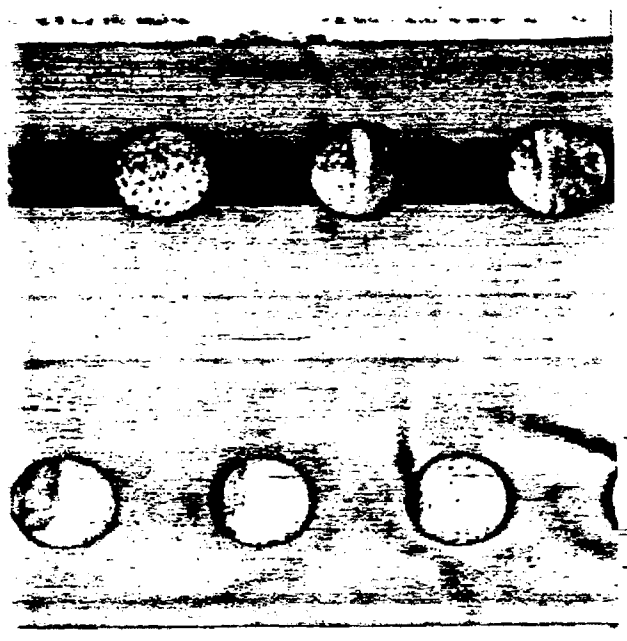
My Commission Expires: 1-9-91

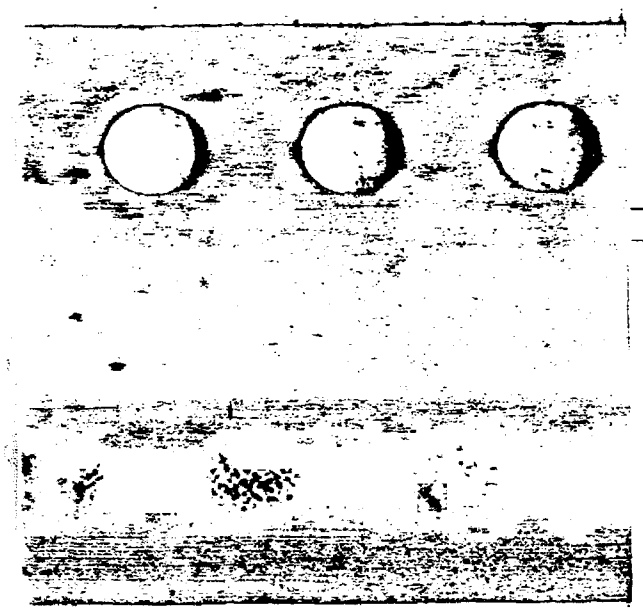
38952

IDENTIFICATION REFERENCE

JUL 3 2 27 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52900.00
CON TX 174.57
PRFEE 1.00
WDEED 9.00
TOTAL 184.57
CHECK 184.57

07/03/90 01 14:29 0001 7099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38952

IDENTIFICATION REFERENCE

JUL 3 2 27 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333986